

**PLANNING BOARD
TOWN OF MARILLA**

Date: March 16, 2006

Present:	Debbie Zimmerman, Chairman Nathan Barnard, Co-Chairman Rich Janiga Paul Domanowski Tom Wantuck	Barbara Spanitz, Town Board Robert Miller, Consult John Fronczek, CEO
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Absent: Dan Handy, Judy Gillman

Guests: Leon Berner, Charlie O'Brien

- I. Debbie Zimmerman, Chairman, opened the Planning Board meeting at 7:00 p.m.
- II. **MOTION** to accept February minutes moved by Nathan Barnard, seconded by Paul Domanowski. All in favor – 5 ayes.

III. Old Business

Councilman George Gertz has sent the preliminary draft of the Zoning Ordinances to Code Publishers.

IV. New Business

Leon Berner spoke regarding his intent to develop some land where the proposed golf course will not be going in. Mr. Berner would like to develop some lots, create 3 flag lots, and has sold the corner 473 feet on Two Rod and 525 feet on Clinton Street and would like to possibly create a B-1 zoning in this area. One parcel is in both Marilla (frontage only) and Alden (building lots) which will have two houses on one 20 foot wide driveway.

Councilman Barbara Spanitz stated an application must be submitted for each parcel to be considered a B-1 zoning.

Mr. Berner asked if anyone had suggestions. Nathan Barnard suggested waiting to see what happens with the Rohl property before trying to rezone B-1. CEO John Fronczek stated a complete application must be submitted for review. Rich Janiga stated the splits must be completed in the correct timeframe.

V. CEO Report

CEO John Fronczek stated he has an application for a flag lot on Three Rod Road. This will be on the agenda next month.

John Ells on Two Rod Road wants to create four lots on the west side of the road on the north side of an existing driveway. The Town Board feels they cannot use the private road to put more houses on.

Rick Snyder owns an existing house with a horse barn extending to the corner of Two Rod and Jamison Road where he wants to put one driveway in with a cul-de-sac to create two parcels crossing over wetlands only once. Rich Janiga stated the flag lot law states one driveway, one house. Mr. Snyder's plan does not meet the standard requirements, but if he wants to he can apply for a variance with the Zoning Board of Appeals. The flag lot application would have to come to the P.B.

Bob Miller stated the applications do need to be submitted in accordance with the checklist.

VI. Town Board Report

Councilman Barbara Spanitz stated she felt approximately 50% of the people at the public hearing on March 9, were in favor of the Rohl rezoning property.

VII. Open Presentations from the Floor

Charlie O'Brien of 460 Two Rod Road felt that Supervisor Foss explained the issues regarding the Rohl rezoning on March 9 to a lot of concerned citizens. Mr. O'Brien feels there are so many rumors and feels he has to show up at meetings to know what is going on. Councilman Spanitz stated attending Town Board and P.B. meetings is a good way to be informed, you cannot always believe what you read in the newspapers. Rich Janiga stated the Town Board and P.B. members are accessible to answer any questions and he personally does not mind people calling him. Mr. O'Brien stated he is not a computer person but feels the minutes take a long time to reach the website. Bob Miller stated minutes have to be approved and submitted.

VIII. **MOTION** to adjourn at 7:55 p.m. Rich Janiga moved, seconded by Paul Domanowski, all in favor 5/0.

Respectfully submitted,

Laura Nuttle, Clerk